



Baltimore County
Department of Planning

Quarterly Subdivision Report

First Quarter

January 1, 2015 – March 31, 2015

Table of Contents

Introduction	2
Policy Frame Work	2
Development	3
Summary	4
Residential Development	6
Non-Residential Development	9
Appendix	10
Royal Farms Store 180	11
Beltway Business Community	12
Franklin Square Mixed Use Development	13
Hoffmaster Property	14
Jesus House Baltimore Expansion	15
Bill Kidds Volvo	16
2100 East Joppa Road	17
Morning Star Baptist Church of Baltimore County	18
Suburban Greene	19
Carriage Hills Townhouses	20
Goucher College	21
Prince Georges Close	22
Atlantic Pre Cast Concrete Inc	23
The Edward Property	24
Forge Reserve	25
10806-10808 Greenspring Avenue	26

Introduction

This issue of the Quarterly Report summarizes Baltimore County development for residential and non-residential activities for the time period beginning January 1, 2015 and ending March 31, 2015. The Report utilizes Baltimore County Department of Permits, Approvals, and Inspections (PAI) data as of February 2015. Detailed information on each of the approved development plans in the reporting quarter is presented in chronological order by approval date in the Appendix. The Report addresses the following key elements:

- Development type
- Development location
- Development acreage
- Zoning classifications
- Housing unit type and number of units
- Building permits by dwelling type
- Non-residential square footage of proposed improvements

Policy Framework

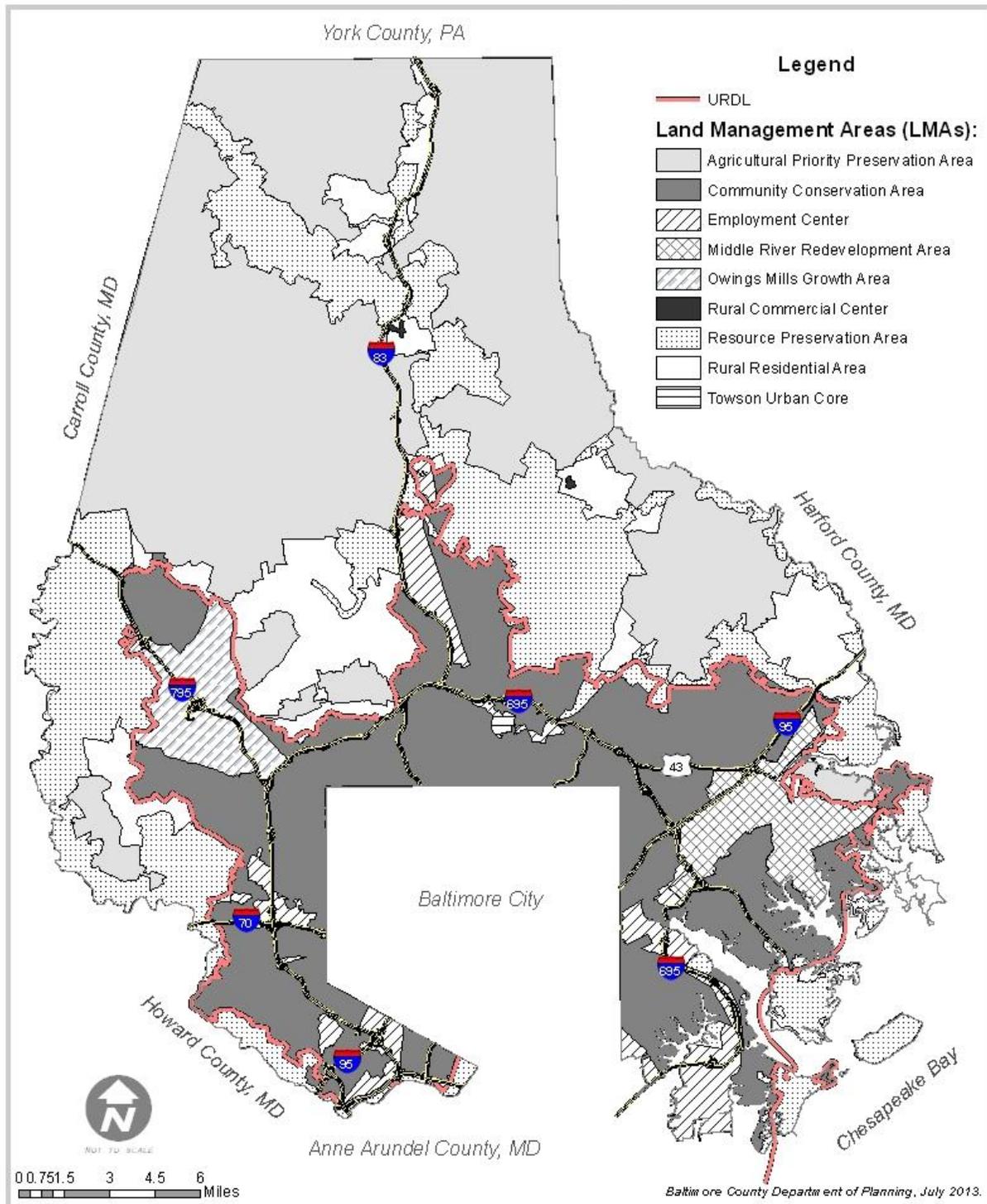
Baltimore County, Maryland, inaugurated growth management policies in the late 1960s. These policies are established by the master planning process, and are essential to sustainable development and ensuring the continued health, safety and resource preservation for communities and constituents in Baltimore County.

The Baltimore County Urban Rural Demarcation Line (URDL) established in 1967 identifies the urban area of the County receiving public water and sewer infrastructure thereby allowing denser residential, commercial and industrial development. The urban area inside the URDL accommodates the majority of the population living and working in the County. Conversely, in the rural areas, reliance on individual on-site well and septic systems limits the capacity for development. The URDL increases the efficiency of county revenues while supporting agricultural use and preservation, low-density residential uses and natural resource protection in the rural County.

The Quarterly Subdivision Report tracks the County's progress in the implementation of *Master Plan 2020* analyzing where development is occurring in relation to the URDL, Land Management Areas and Growth Tiers.

The table and following map illustrates the relationship between the URDL and Land Management Areas (LMAs). The LMAs were established in *Master Plans 2000 and 2010* and revised in *Master Plan 2020* to add the Middle River Redevelopment Area and remove the White Marsh-Perry Hall Growth Area that is fully built.

Urban-Rural Demarcation Line and Land Management Areas Baltimore County



LMA Code	LMA Name	URDL Location
CCA	Community Conservation Area	Urban
EC	Employment Center	Urban
EC HV	Employment Center - Hunt Valley	Urban
MRRA	Middle River Redevelopment Area	Urban
OMGA	Owings Mills Growth Area	Urban
TUC	Towson Urban Center	Urban
APPA	Agricultural Priority Preservation Area	Rural
RCC	Rural Commercial Center	Rural
RPA	Resource Preservation Area	Rural
RRA	Rural Residential Area	Rural

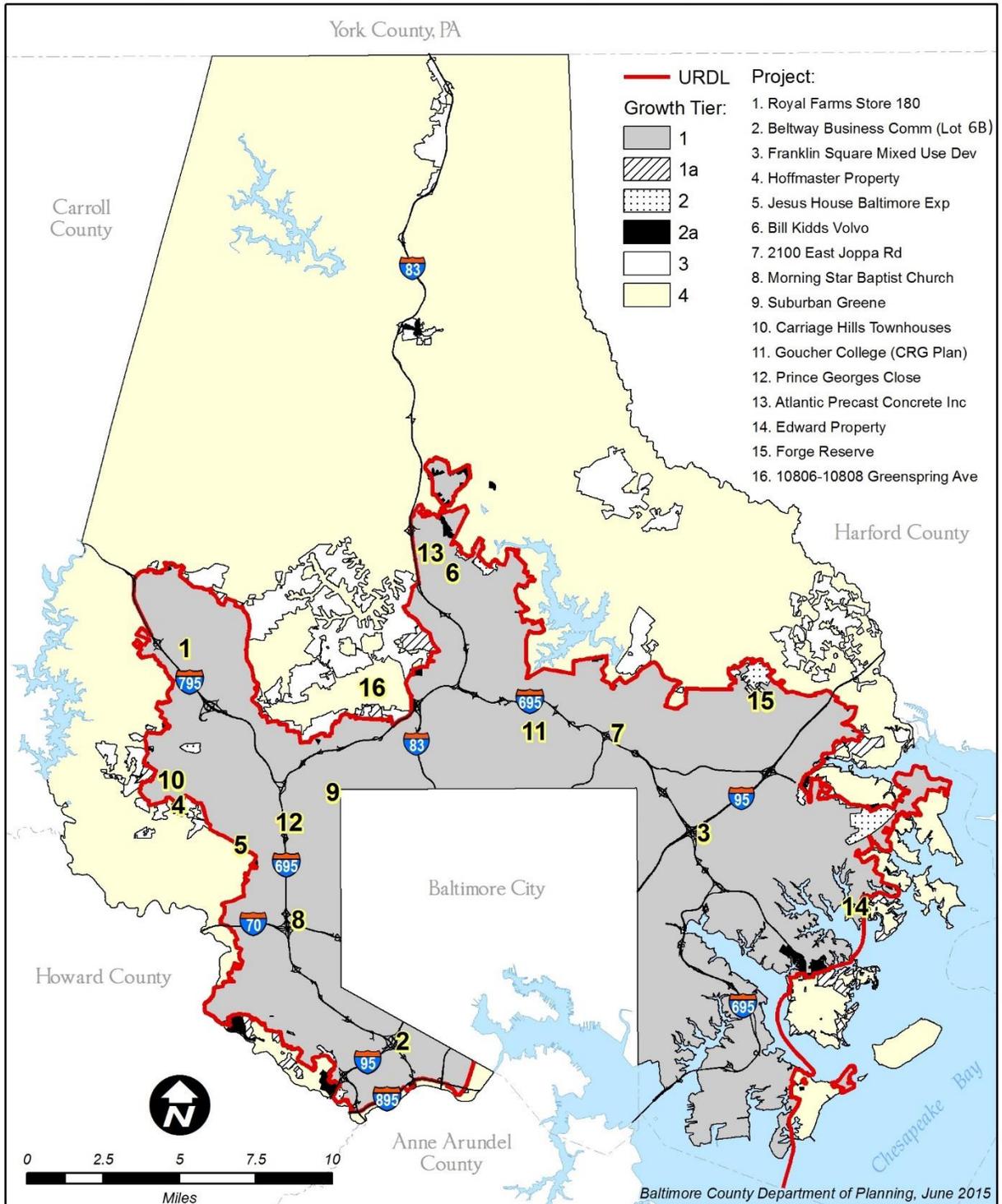
Development Summary

During the 1st quarter of 2015, Baltimore County approved 16 development plans. During this reporting period, two minor developments, six major developments and eight limited exemptions were approved (Figure 1). All but one of the approved development plans are within the urban LMAs and Growth Tier 1. The map on Page 5 locates each development plan relative to the Growth Tier area and the URDL.

Figure 1. Approved Development Plans, 1st Quarter, 2015

Map Key	Project Name	Track	Type	Zoning	Acreage	LMA	Growth Tier
1	ROYAL FARMS STORE 180	LIMITED	COMMERCIAL	BL-AS, BL	2.460	CCA	1
2	BELTWAY BUSINESS COMMUNITY (LOT 6B)	LIMITED	MIXED	ML-IM	7.600	EC	1
3	FRANKLIN SQUARE MIXED USE DEVELOPMENT	MAJOR	MIXED	DR 16, OR-2, BL	37.154	MRRA	1
4	HOFFMASTER PROPERTY	MAJOR	SFD	DR 3.5	17.400	CCA	1
5	JESUS HOUSE BALTIMORE EXPANSION	LIMITED	INSTITUTION	DR 5.5	9.254	CCA	1
6	BILL KIDDS VOLVO	LIMITED	COMMERCIAL	BL-AS,ML-IM	1.500	CCA/EC	1
7	2100 EAST JOPPA ROAD	LIMITED	OFFICE	BL	0.409	CCA	1
8	MORNING STAR BAPTIST CHURCH OF BALTIMORE COUNTY	LIMITED	MIXED	BM, ML-IM	8.540	EC	1
9	SUBURBAN GREENE	MAJOR	SFA	DR 16	6.250	CCA	1
10	CARRIAGE HILLS TOWNHOUSES-1ST MATERIAL AMENDMENT	MAJOR	SFSD	DR 3.5	4.330	CCA	1
11	GOUCHER COLLEGE (CRG PLAN)- 7TH AMENDMENT	LIMITED	INSTITUTION	DR 2	297.510	CCA	1
12	PRINCE GEORGES CLOSE	MAJOR	SFD	DR 5.5	2.739	CCA	1
13	ATLANTIC PRECAST CONCRETE INC- 1ST AMENDMENT	LIMITED	OTHER	ML-IM	2.727	EC-HV	1
14	THE EDWARD PROPERTY	MINOR	SFD	DR 3.5	1.200	CCA	1
15	FORGE RESERVE	MAJOR	SFD	DR 3.5H	1.920	CCA	1
16	10806-10808 GREENSPRING AVENUE	MINOR	SFD	RC 2	10.070	APPA	4

Approved Development Plans, 1st Quarter, 2015



Residential Development

In the 1st quarter of 2015, Baltimore County approved 467 housing units, 76% being multi-family units (See Figure 2). There were 57 single family detached, 36 single family attached and 18 single family semi-detached units. All but two units are in land management areas that are inside the URDL and are Growth Tier 1. (See Figures 2 & 3).

Figure 2. Units by Type in Approved Development Plans, 1st Quarter 2015.

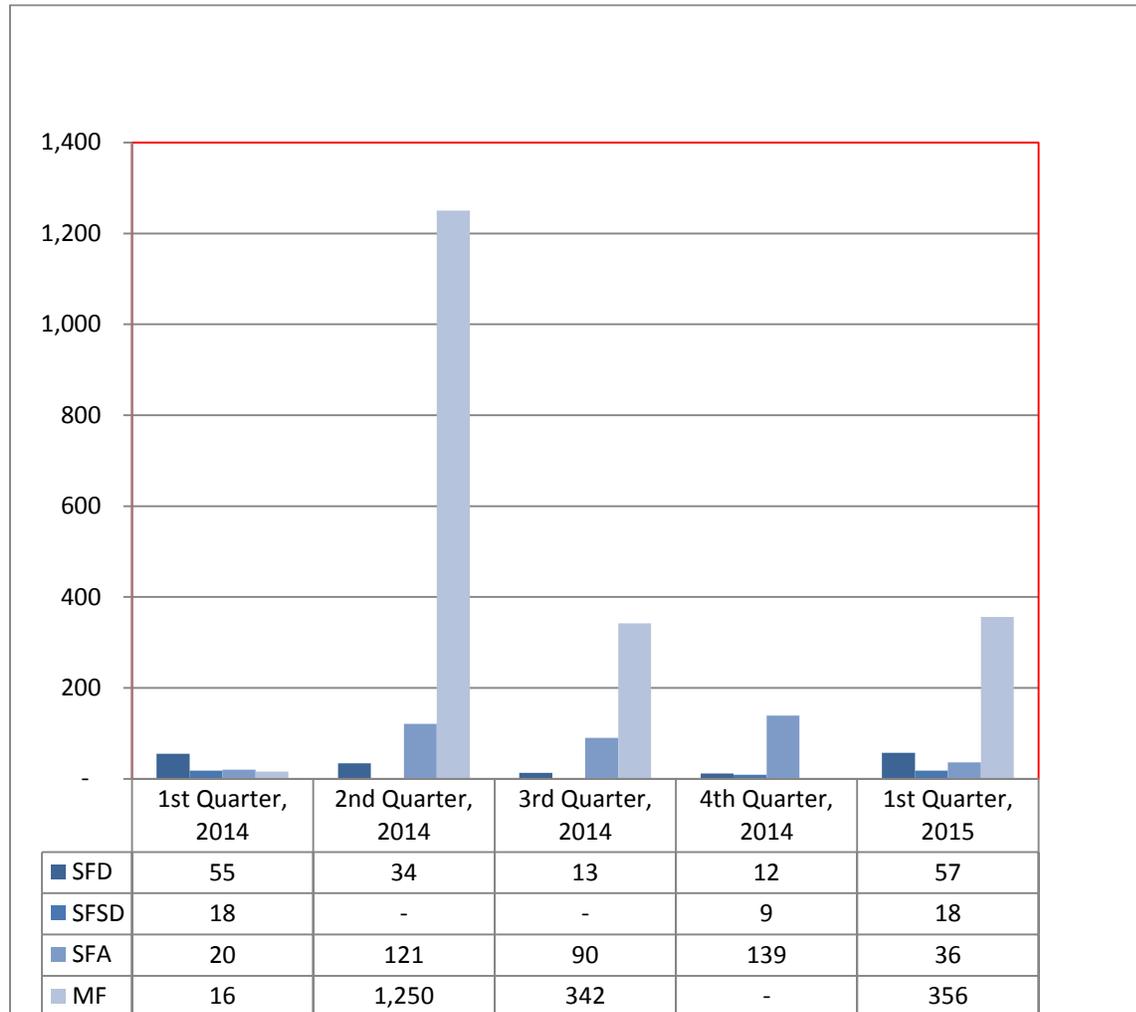
Map Key	Project Name	LMA	Growth Tier	Track	Type	SFD	SFSD	SFA	MF	Total
3	FRANKLIN SQUARE MIXED USE DEVELOPMENT	MRRA	1	MAJOR	MIXED	0	0	0	356	356
4	HOFFMASTER PROPERTY	CCA	1	MAJOR	SFD	37	0	0	0	37
9	SUBURBAN GREENE	CCA	1	MAJOR	MF	0	0	36	0	36
10	CARRIAGE HILLS TOWNHOUSES-1ST MATERIAL AMENDMENT	CCA	1	MAJOR	SFA	0	18	0	0	18
12	PRINCE GEORGES CLOSE	CCA	1	MAJOR	SFD	10	0	0	0	10
14	THE EDWARD PROPERTY	CCA	1	MINOR	SFD	2	0	0	0	2
15	FORGE RESERVE	CCA	1	MAJOR	SFD	6	0	0	0	6
16	10806-10808 GREENSPRING AVE	APPA	4	MINOR	SFD	2	0	0	0	2
SUM:						57	18	36	356	467
Percentage:						12.21%	3.85%	7.71%	76%	100%

SFD: Single family detached. SFA: Single family attached.
SFSD: Single family semi-detached. MF: Multi-family.

Figure 3. Number of Units by LMA in Approved Development Plans, 1st Quarter, 2014 - 1st Quarter, 2015

LMA Code	LMA Name	1st Quarter, 2014	2nd Quarter, 2014	3rd Quarter, 2014	4th Quarter, 2014	1st Quarter, 2015	Total
APPA	Agricultural Priority Preservation Area	0	0	1	0	2	3
CCA	Community Conservation Area	36	69	10	160	465	740
EC	Employment Center	0	73	0	0	0	73
EC-HV	Employment Center-Hunt Valley	0	0	342	0	0	342
MRRA	Middle River Redevelopment Area	0	1250	90	0	0	1340
OMGA	Owings Mills Growth Area	38	3	0	0	0	41
RCC	Rural Commercial Center	0	0	0	0	0	0
RPA	Resource Preservation Area	0	0	2	0	0	2
RRA	Rural Residential Area	35	10	0	0	0	45
TUC	Towson Urban Center	0	0	0	0	0	0
	Total	109	1405	445	160	467	2,586

Figure 4. Units by Type in Approved Development Plans 1st Quarter 2014- 1st Quarter 2015



The graph in Figure 4 shows the approved development plans by type over the year beginning with the 1st quarter of 2014 continuing through the 1st quarter of 2015.

The report also compiles the number of occupancy permits for residential units approved in the quarter. These new residential units are a part of development plans approved and recorded prior to the reporting quarter or for existing legal lots of record. The approved occupancy permits act as indicators of development trends in Baltimore County and how successfully the growth management objectives of the Master Plan are being implemented.

In the period from 1st quarter 2014 to 1st quarter 2015, 1,233 units were approved for occupancy. Of them, 79.5% were single family structures (See Figure 5). The table in Figure 6 illustrates that during the 1st quarter of 2015, over 86% of new units with approved occupancy permits are within the URDL and Growth Tier 1.

Figure 5. Units in Occupancy Permits, 1st Quarter, 2014 – 1st Quarter, 2015

Housing Type	1st Quarter, 2014	2nd Quarter, 2014	3rd Quarter, 2015	4th Quarter, 2015	1st Quarter, 2015	Total
SFD	108	132	103	154	98	595
SFSD	6	6	0	10	4	26
SFA	144	82	22	27	85	360
MF	188	26	26	12	0	252
Sum	446	246	151	203	187	1,233

Figure 6. Units in Occupancy Permits by LMA or Growth Tier, 1st Quarter, 2015

LMA	SFD	SFSD	SFA	MF	Total
APPA	5	-	-	-	5
EC	1	-	-	-	1
CCA	50	4	36	-	90
MRRA	12	-	-	-	12
OMGA	8	-	44	-	52
RPA	4	-	-	-	4
RRA	17	-	-	-	17
TUC	1	-	5	-	6
Sum	98	4	85	0	187

Policy Area Type	# of Units	% Share of Total
Urban LMA	161	86.10%
Rural LMA	26	13.90%

Occupancy Permits by Growth Tier, 1st Quarter, 2015

Growth	SFD	SFSD	SFA	MF	Total	% Share of Total
1	74	4	77	-	155	82.89%
1a	1	-	-	-	1	0.53%
2	-	-	8	-	8	4.28%
2a	-	-	-	-	0	0.00%
3	13	-	-	-	13	6.95%
4	10	-	-	-	10	5.35%
Sum	98	4	85	0	187	100%

Non-Residential Developments

There were eight non-residential development plans approved in the 1st quarter of 2015 (Figure 7). The largest development consisted of a 330,000 square foot institution limited exemption approved within the Community Conservation Area (CCA) LMA.

Figure 7. Approved Non-Residential/Mixed Development Plans, 1st Quarter, 2015

Map Key	Project Name	LMA	Use Type	Industrial (SF)	Institution (SF)	Office (SF)	Restaurant (SF)	Commercial Retail (SF)	Mixed (SF)	Total (SF)
1	ROYAL FARMS STORE 180	CCA	Propose Royal farms with car wash and gas pumps.	-	-	-	-	5166	-	5166
2	BELTWAY BUSINESS COMMUNITY	EC	Proposed 2nd story addition to existing bldg.	69000	-	-	-	-	-	69000
3	FRANKLIN SQUARE	MRRA	Proposed club house and medical office.	-	-	60000	-	-	11112	71112
5	JESUS HOUSE	CCA	Proposed Youth Bldg, multipurpose facility, and parish house	-	63100	-	-	-	-	63100
6	BILL KIDDS VOLVO	CCA/EC	Proposed automotive dealership.	-	-	-	-	4500	-	4500
7	2100 EAST JOPPA ROAD	CCA	Proposed 3-story office.	-	-	6864	-	-	-	6864
8	MORNING STAR BAPTIST CHURCH	EC	Proposed church (1600 seats).	-	28776	-	-	-	-	28766
11	GOUCHER COLLEGE	CCA	Proposed dorms and dining hall.	-	330000	-	-	-	-	330000
13	ATLANTIC PRECAST CONCRETE INC	EC-HV	Propose to subdivide lot 1.	-	-	-	-	-	-	0
				69000	421876	66846	0	9666	11112	578508
				12%	72.9%	11.6%	0%	1.7%	1.9%	100%

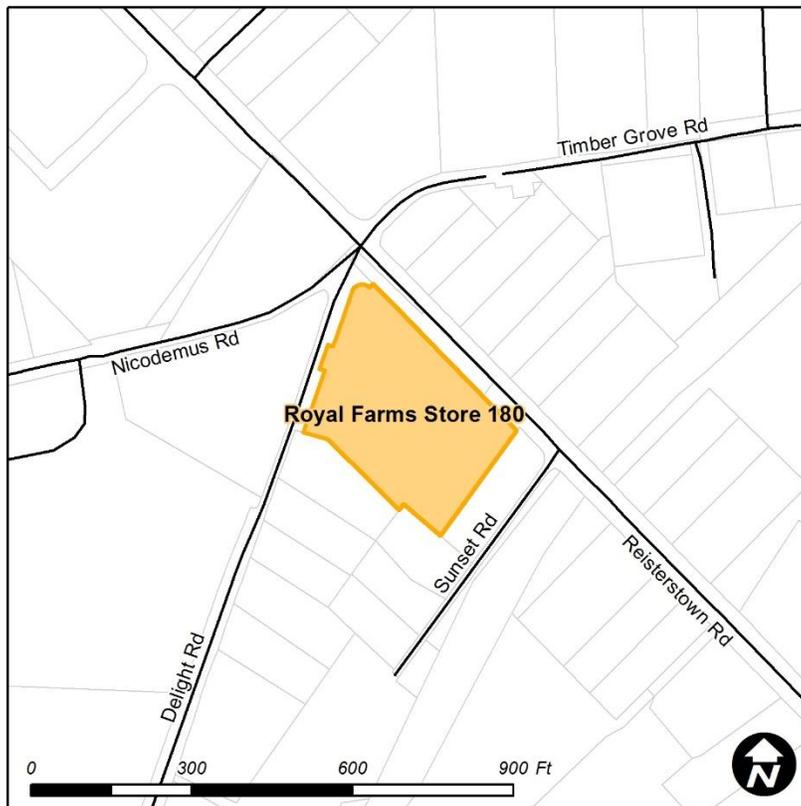
Appendix

Definitions:

REFERENCE #.....	File number from Permits, Applications, and Inspections (PAI)
DEVELOPMENT TRACK.....	The development track of the project (MAJOR, MINOR, LIMITED, OR PUD)
MINOR SUB #.....	The 5-digit reference assigned to minor subdivisions by PAI
COUNCIL DISTRICT.....	County Councilmanic District
LOCATION.....	Address of project
TAX MAP / BLOCK / PARCEL..	Tax map reference numbers
DEVELOPMENT TYPE.....	Type of development proposed
PROPOSED UNITS / LOTS.....	Number of proposed lots / units for a project
SFD.....	Single family detached units, also includes sfd condominiums
SFSD.....	Single family semi-attached units, duplex
SFA.....	Single family attached units, also includes sfa condominiums
MULTI FAM.....	Apartments, condominium buildings, elderly housing apartments
SPECIAL.....	Special units – assisted living
OTHER.....	Commercial, industrial, office & lots with no proposed development
DEVELOPED UNITS / LOTS....	Number of developed lots / units so far, includes existing to remain
PLAN SUBMITTED.....	The date the plan was received by the Department of Planning
PLAN APPROVAL.....	The date the plan was approved
TOTAL ACREAGE.....	Acreage of entire project
ZONING 1.....	Largest zoning area on site with its acreage
ZONING 2.....	2 nd largest zoning area with its acreage
ZONING 3.....	3 rd largest zoning area with its acreage
EXISTING LOTS / UNITS.....	Existing lots / units to remain
LMA.....	Land Management Areas
GROWTH TIER I.....	Served by public sewer and inside the URDL
GROWTH TIER IA.....	Served by public sewer and outside the URDL
GROWTH TIER II.....	Planned for public sewer and inside the URDL
GROWTH TIER IIA.....	Planned for public sewer and outside the URDL
GROWTH TIER III.....	Large lot developments on septic
GROWTH TIER IV.....	Preservation and conservation areas. No major subdivisions on septic.

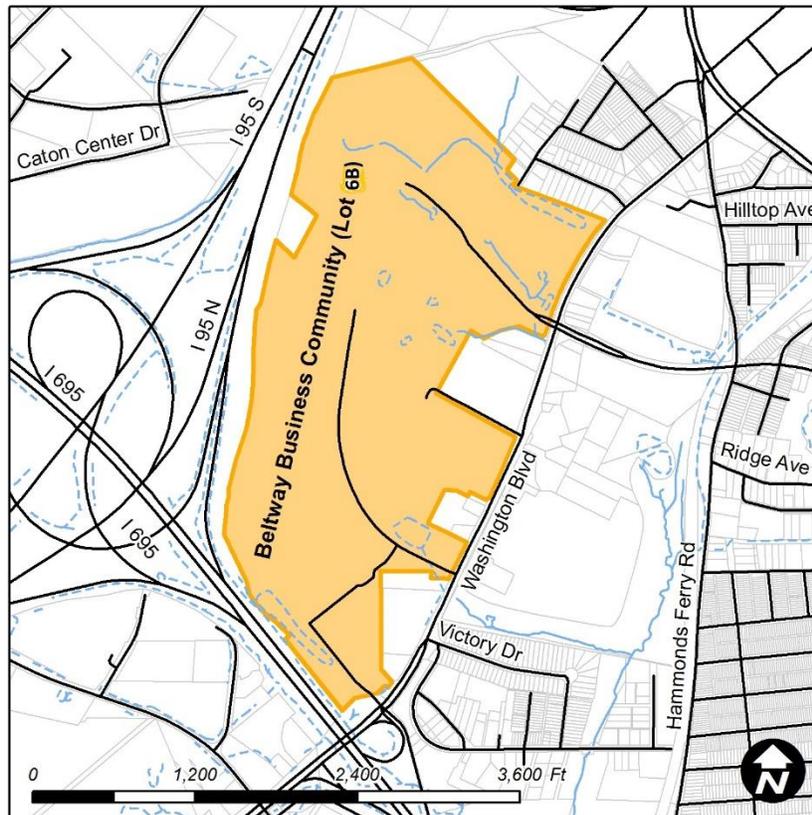
Royal Farms Store 180

DEVELOPMENT TRACK:	Limited Exemption	PAI #	40743				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
LOCATION:	11510, 11504, 11502 Reisterstown Rd						
MAP	58	COUNCIL DISTRICT	4	PLAN SUBMITTED	8/13/2014		
BLOCK		LMA	CCA/OM	PLAN APPROVAL	1/9/2015		
PARCEL	8, 10, 28	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	3	UNITS/LOTS	0	ZONING1	BL-AS	ACRES	2
SFD	0	DVLP SFD	0	ZONING2	BL	ACRES	0.46
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	2.46
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	3	DVLP OTHER	0				



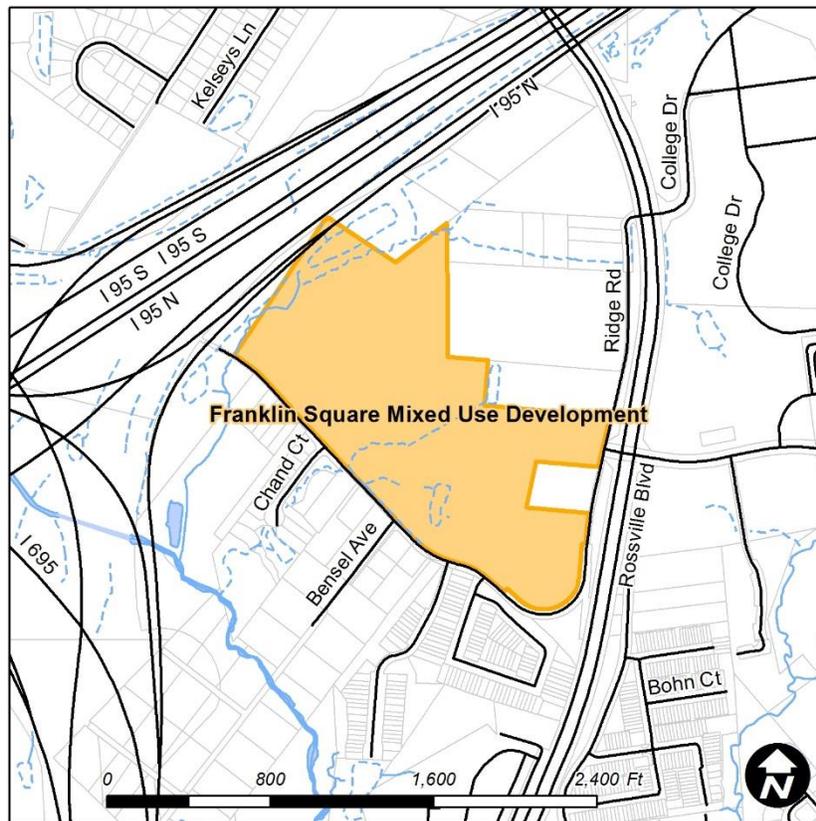
Beltway Business Community (Lot 3)

DEVELOPMENT TRACK:	Amendment	PAI #	130070				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
		LIMITED #					
LOCATION:	E/S Commerce Dr, W of Washington Blvd						
MAP	109	COUNCIL DISTRICT	1	PLAN SUBMITTED			
BLOCK	1	LMA	EC	PLAN APPROVAL	1/28/2015		
PARCEL	128	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	ML-IM	ACRES	7.6
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	7.6
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	1				



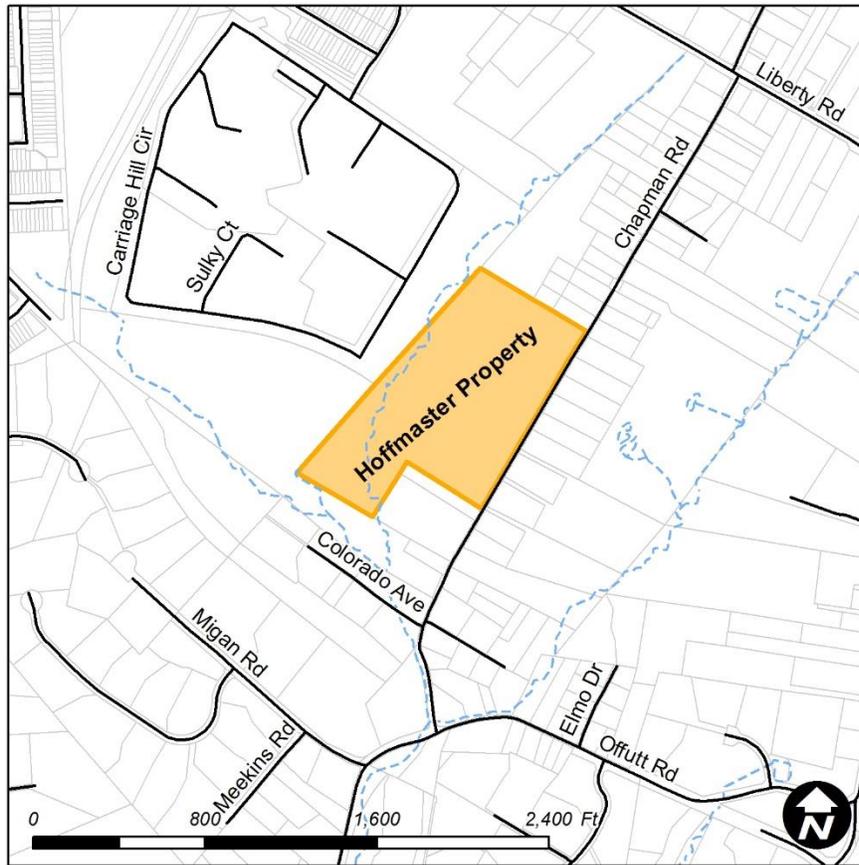
Franklin Square Mixed Use Development

DEVELOPMENT TRACK:							
TRACK:	Major	PAI #	140489				
DEVELOPMENT TYPE: Mixed							
MINOR SUB #:							
LIMITED #							
LOCATION: 7000 Rossville Blvd							
MAP	82	COUNCIL DISTRICT	6	PLAN SUBMITTED	7/16/2014		
BLOCK		LMA	MRRA	PLAN APPROVAL	2/5/2015		
PARCEL	1	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	359	UNITS/LOTS	1	ZONING1	DR 16	ACRES	22.397
SFD	0	DVLP SFD	0	ZONING2	OR-2	ACRES	8.235
SFSD	0	DVLP SFSD	0	ZONING3	BL	ACRES	6.132
SFA	0	DVLP SFA	0			TOTAL	37.154
MULTIFAM	356	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	3	DVLP OTHER	1				



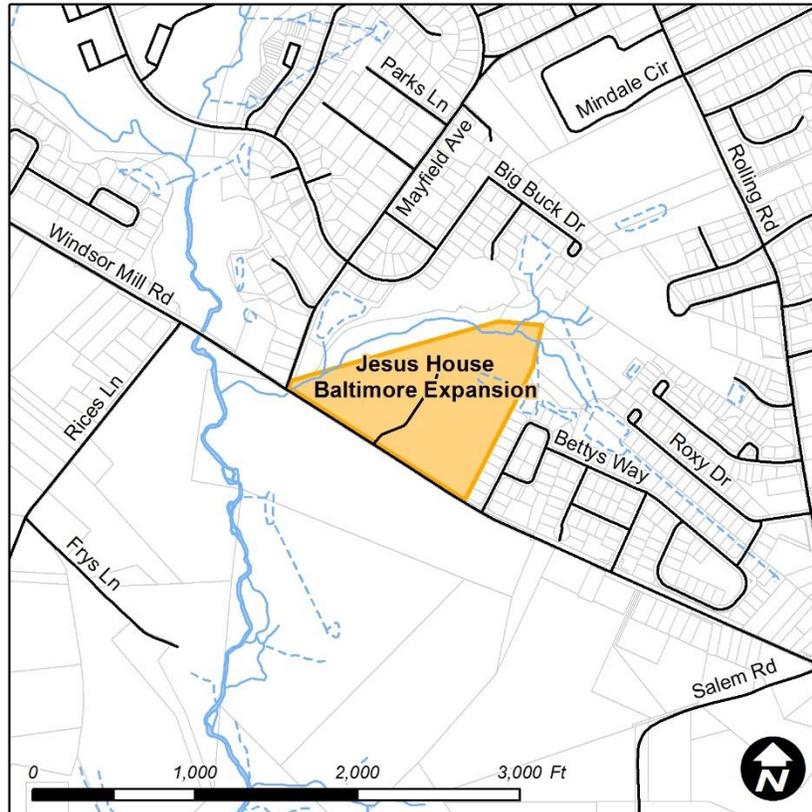
Hoffmaster Property

DEVELOPMENT TRACK:	Major	PAI #	20776			
DEVELOPMENT TYPE:	SFD	MINOR SUB #:				
		LIMITED #				
LOCATION:	3318 Chapman Rd					
MAP	76	COUNCIL DISTRICT	4	PLAN SUBMITTED	10/9/2014	
BLOCK	12	LMA	CCA	PLAN APPROVAL	2/17/2015	
PARCEL	88, 264, 1315	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	37	UNITS/LOTS	1	ZONING1	DR 3.5	ACRES 17.4
SFD	37	DVLP SFD	1	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 17.4
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	0	DVLP OTHER	0			



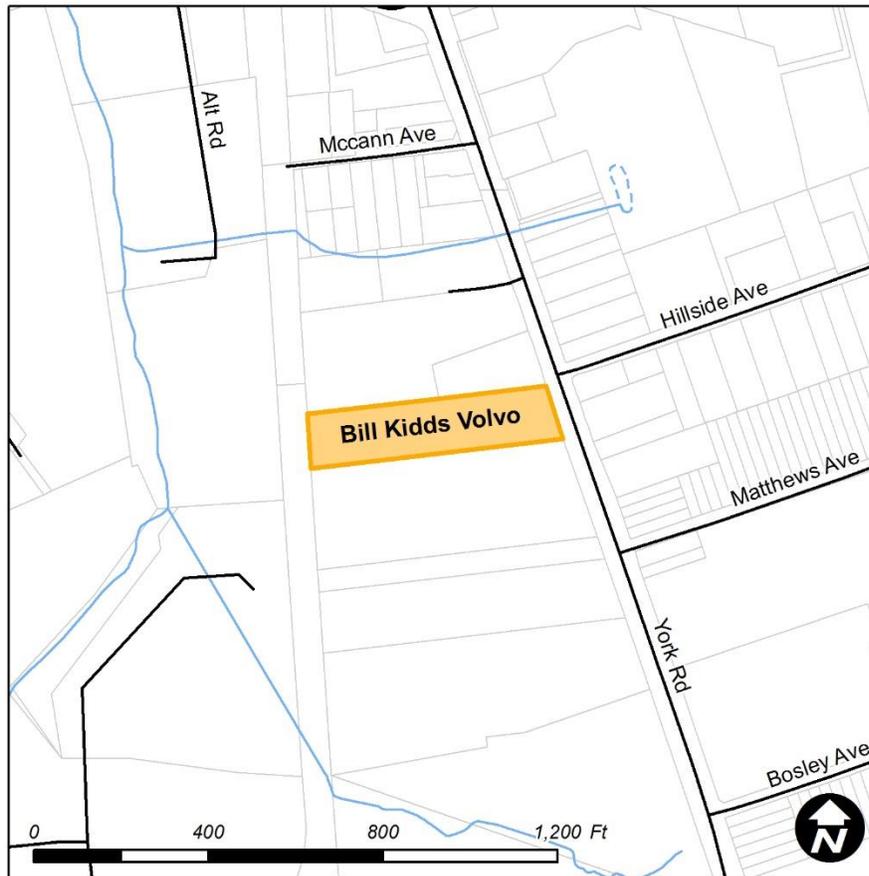
Jesus House Baltimore Expansion

DEVELOPMENT TRACK:	Amendment	PAI #	20585			
DEVELOPMENT TYPE:	Institution	MINOR SUB #:	98150			
		LIMITED #				
LOCATION:	7704, 7710, 7712, 7714 Windsor Mill Rd					
MAP	87	COUNCIL DISTRICT	4	PLAN SUBMITTED	7/23/2013	
BLOCK	4	LMA	CCA	PLAN APPROVAL	2/19/2015	
PARCEL	52,53	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	3	UNITS/LOTS	0	ZONING1	DR 5..5	ACRES 9.254
SFD	0	DVLP SFD	0	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 9.254
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	3	DVLP OTHER	0			



Bill Kidds Volvo

DEVELOPMENT TRACK:	Limited Exemption	PAI #	80890				
DEVELOPMENT TYPE:	Commercial	MINOR SUB #:					
		LIMITED #					
LOCATION:	10630 York Rd						
MAP	51	COUNCIL DISTRICT	3	PLAN SUBMITTED	8/19/2014		
BLOCK	4	LMA	CCA/EC	PLAN APPROVAL	2/23/2015		
PARCEL	186	Growth Tier	1				
#PROPOSED:	#DEVELOPED:						
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BL-AS	ACRES	0.5
SFD	0	DVLP SFD	0	ZONING2	ML-IM	ACRES	0.75
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1.5
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



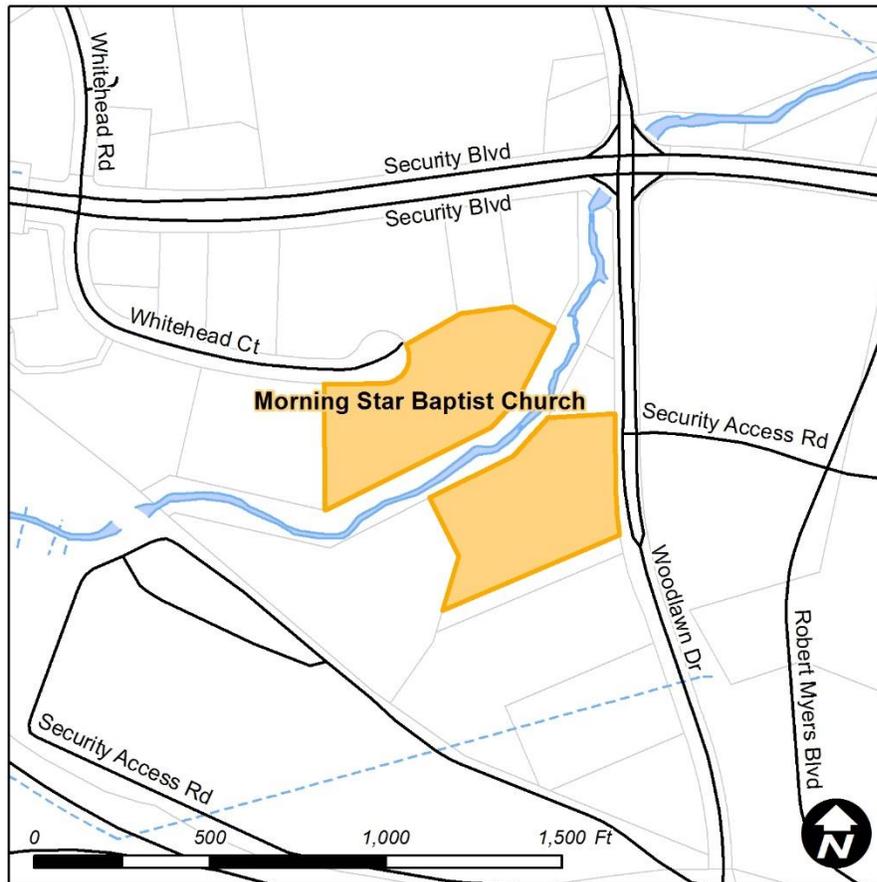
2100 East Joppa Road

DEVELOPMENT TRACK:							
Limited Exemption	PAI #	90848					
DEVELOPMENT TYPE: Office							
MINOR SUB #: LIMITED #							
LOCATION: 2100 East Joppa Road							
MAP	71	COUNCIL DISTRICT	5	PLAN SUBMITTED	11/10/2014		
BLOCK	8	LMA	CCA	PLAN APPROVAL	2/25/2015		
PARCEL	1205	Growth Tier	1				
#PROPOSED:				#DEVELOPED:			
UNITS/LOTS	1	UNITS/LOTS	0	ZONING1	BL	ACRES	0.409
SFD	0	DVLP SFD	0	ZONING2	ACRES		
SFSD	0	DVLP SFSD	0	ZONING3	ACRES		
SFA	0	DVLP SFA	0	TOTAL			0.409
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	1	DVLP OTHER	0				



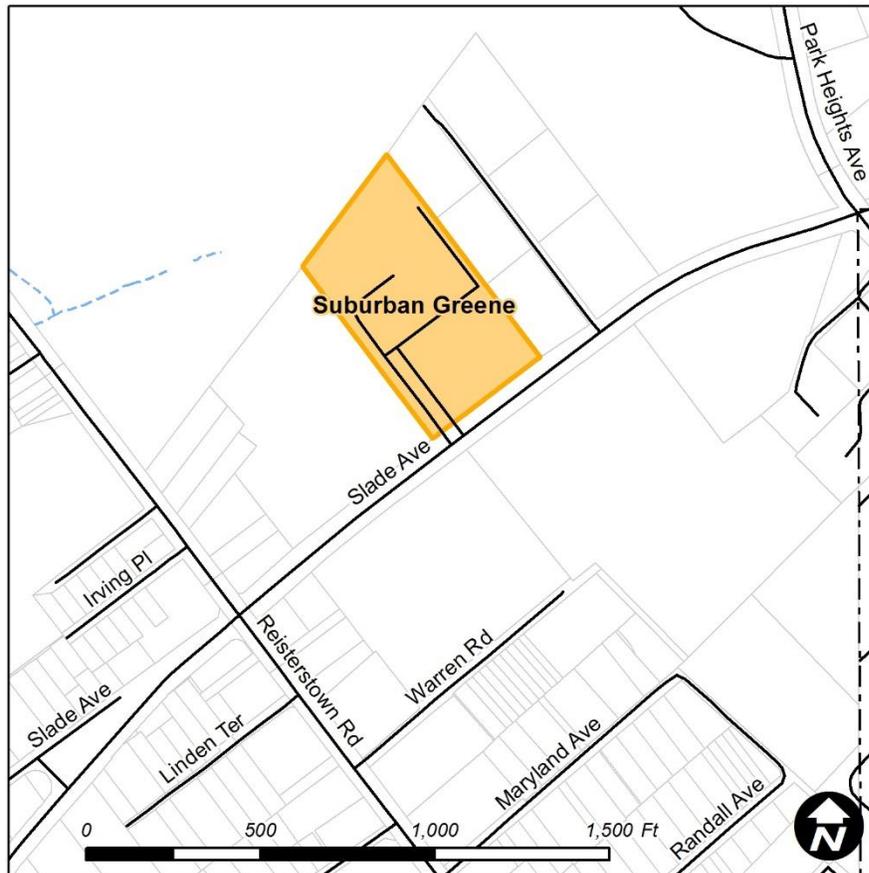
Morning Star Baptist Church of Baltimore County

DEVELOPMENT TRACK:	Limited Exemption	PAI #	10579				
DEVELOPMENT TYPE:	Mixed	MINOR SUB #:					
		LIMITED #					
LOCATION:	1600 Whitehead Ct						
MAP	95	COUNCIL DISTRICT	4	PLAN SUBMITTED	5/2/2014		
BLOCK	1	LMA	EC	PLAN APPROVAL	2/27/2015		
PARCEL	310,350	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	0	ZONING1	BM	ACRES	4.28
SFD	0	DVLP SFD	0	ZONING2	ML-IM	ACRES	4.26
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	8.54
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	2	DVLP OTHER	1				



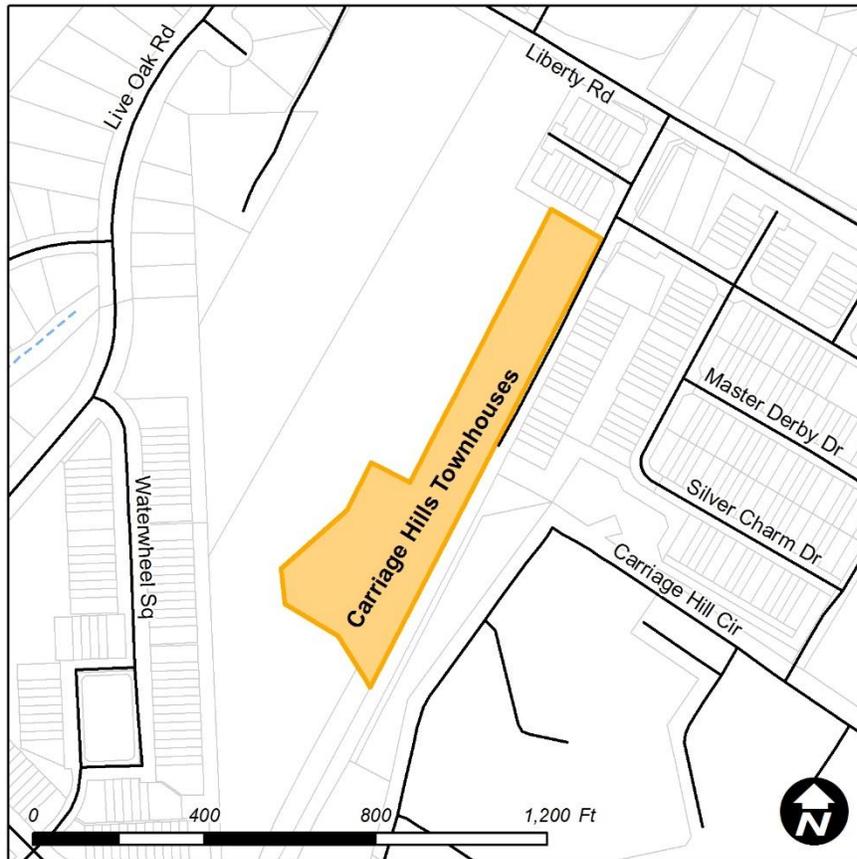
Suburban Greene

DEVELOPMENT TRACK:	Major	PAI #	30436			
DEVELOPMENT TYPE:	SFA	MINOR SUB #:				
		LIMITED #				
LOCATION:	6 Slade Ave					
MAP	789	COUNCIL DISTRICT	2	PLAN SUBMITTED	9/12/2014	
BLOCK	9	LMA	CCA	PLAN APPROVAL	3/2/2015	
PARCEL	124,125	Growth Tier	1			
#PROPOSED:	#DEVELOPED:					
UNITS/LOTS	36	UNITS/LOTS	0	ZONING1	DR 16	ACRES 6.25
SFD	0	DVLP SFD	0	ZONING2	ACRES	
SFSD	0	DVLP SFSD	0	ZONING3	ACRES	
SFA	36	DVLP SFA	0	TOTAL		6.25
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	0	DVLP OTHER	0			



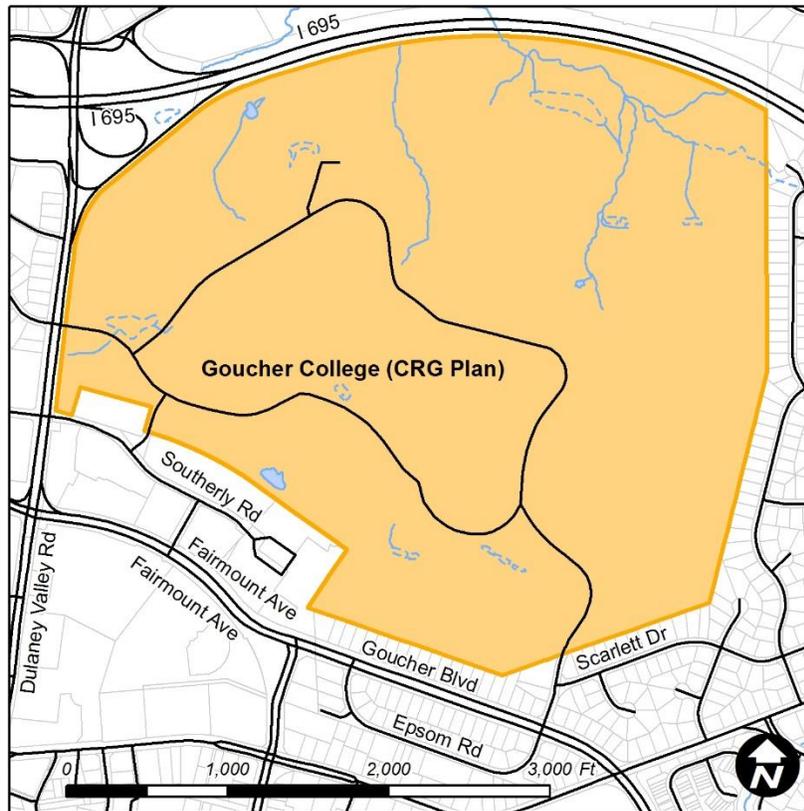
Carriage Hills Townhouses- 1st Material Amendment

DEVELOPMENT TRACK:	Amendment	PAI #	20649				
DEVELOPMENT TYPE:	SFA	MINOR SUB #:					
		LIMITED #					
LOCATION:	9324 Silver Charm Dr.						
MAP	76	COUNCIL DISTRICT	4	PLAN SUBMITTED	4/23/2014		
BLOCK	12	LMA	CCA	PLAN APPROVAL	3/17/2015		
PARCEL	356, 357, 398, 400		Growth Tier	1			
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	18	UNITS/LOTS	0	ZONING1	DR 3.5	ACRES	4.33
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	18	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	4.33
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



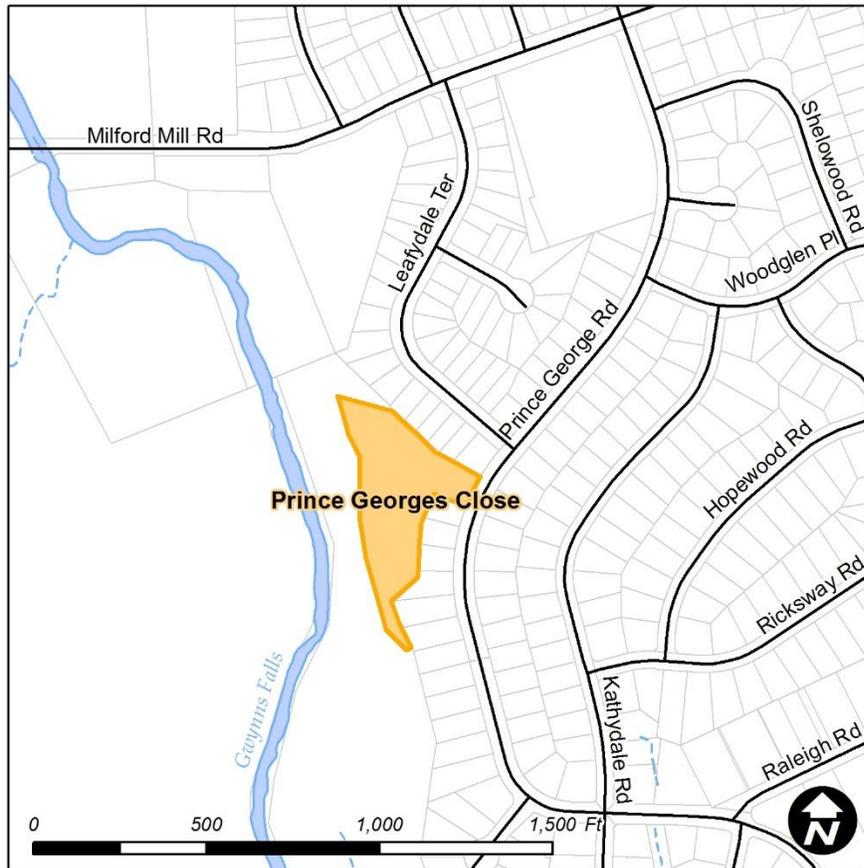
Goucher College (CRG Plan)- 7th Amendment

DEVELOPMENT TRACK:	Amendment	PAI #	90711				
DEVELOPMENT TYPE:	Institution	MINOR SUB #:					
		LIMITED #					
LOCATION:	1021 Dulaney Valley Rd						
MAP	70	COUNCIL DISTRICT	5	PLAN SUBMITTED	3/6/2015		
BLOCK	3	LMA	CCA	PLAN APPROVAL	3/18/2015		
PARCEL	290	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	22	UNITS/LOTS	18	ZONING1	DR 2	ACRES	297.51
SFD	0	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	297.51
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	22	DVLP OTHER	18				



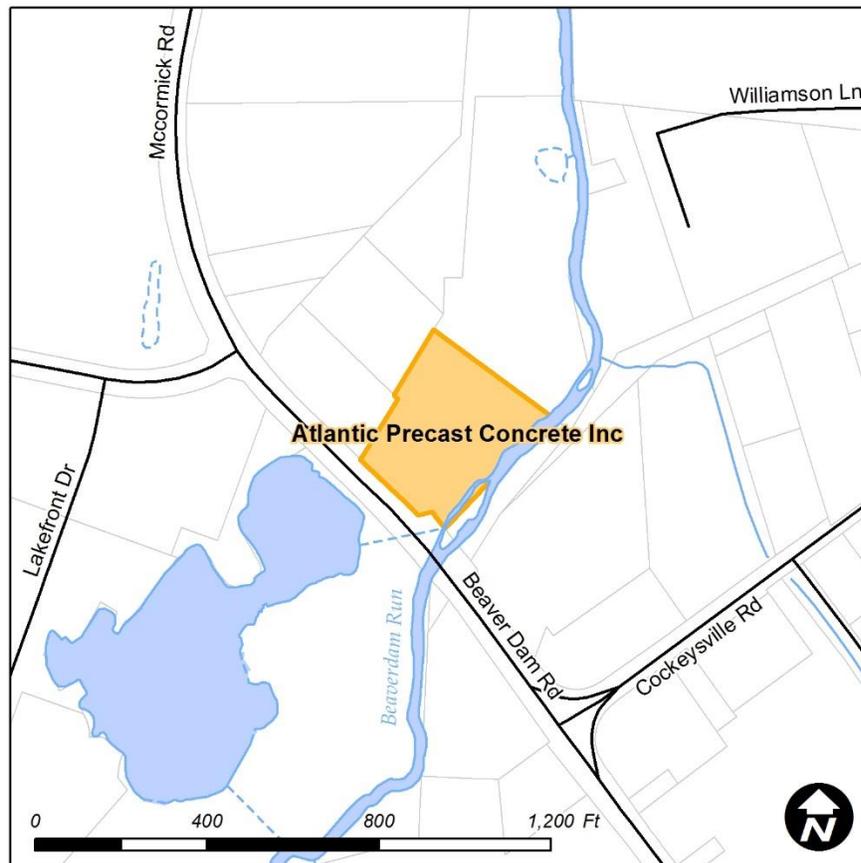
Prince Georges Close

DEVELOPMENT TRACK:	Major	PAI #	30478			
DEVELOPMENT TYPE:	SFD	MINOR SUB #:				
		LIMITED #				
LOCATION:	7433 Prince Georges Rd					
MAP	78	COUNCIL DISTRICT	2	PLAN SUBMITTED	11/14/2014	
BLOCK	13	LMA	CCA	PLAN APPROVAL	3/24/2015	
PARCEL	905	Growth Tier	1			
#PROPOSED:		#DEVELOPED:				
UNITS/LOTS	10	UNITS/LOTS	0	ZONING1	DR 5.5	ACRES 2.739
SFD	10	DVLP SFD	0	ZONING2		ACRES
SFSD	0	DVLP SFSD	0	ZONING3		ACRES
SFA	0	DVLP SFA	0			TOTAL 2.739
MULTIFAM	0	DVLP MFAM	0			
SPECIAL	0	DVLP SPECIAL	0			
OTHER	0	DVLP OTHER	0			



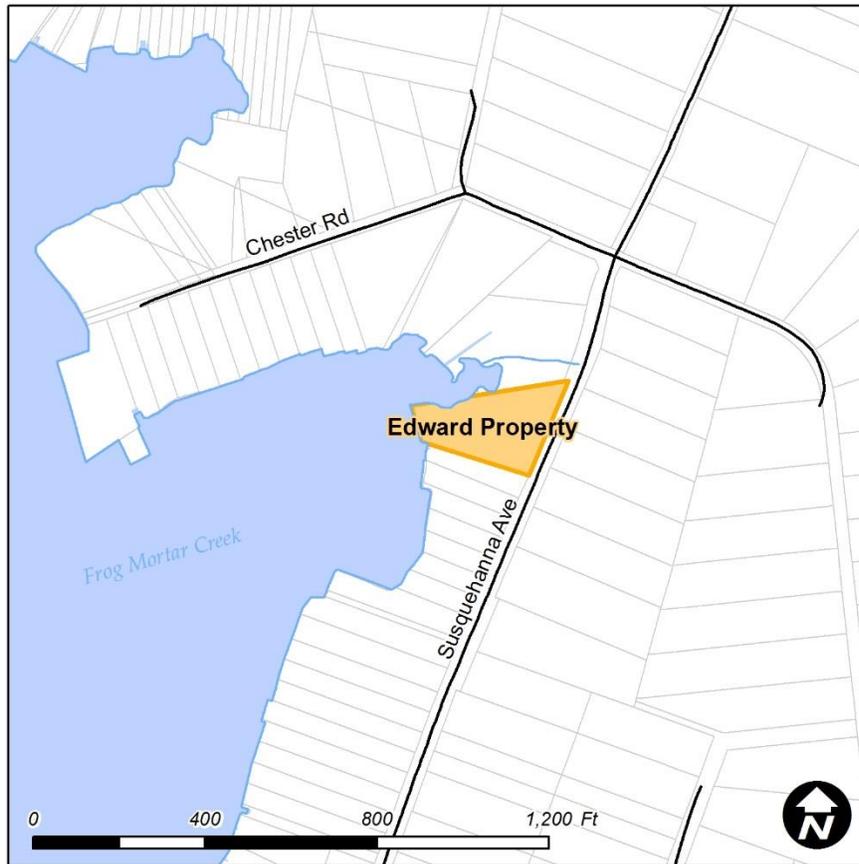
Atlantic Precast Concrete Inc- 1st Amendment

DEVELOPMENT TRACK:	Amendment	PAI #	80593				
DEVELOPMENT TYPE:	Other	MINOR SUB #:					
		LIMITED #					
LOCATION:	10823 Beaver Dam Rd						
MAP	51	COUNCIL DISTRICT	3	PLAN SUBMITTED	8/5/2014		
BLOCK	3	LMA	EC-HV	PLAN APPROVAL	3/24/2015		
PARCEL	645	Growth Tier	1				
#PROPOSED:		#DEVELOPED:		ZONING1	ML-IM	ACRES	2.727
UNITS/LOTS	3	UNITS/LOTS	1	ZONING2		ACRES	
SFD	0	DVLP SFD	0	ZONING3		ACRES	
SFSD	0	DVLP SFSD	0			TOTAL	2.727
SFA	0	DVLP SFA	0				
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	3	DVLP OTHER	1				



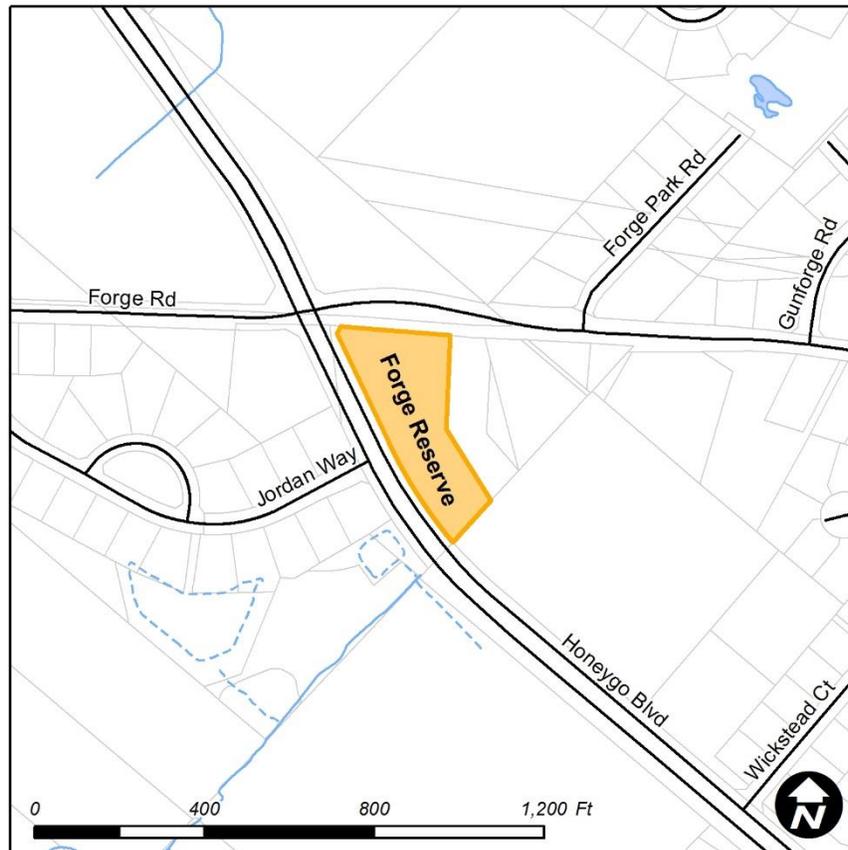
The Edward Property

DEVELOPMENT TRACK:	Minor	PAI #	150993				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	14053M				
		LIMITED #					
LOCATION:	1012 Susquehanna Ave						
MAP	98	COUNCIL DISTRICT	6	PLAN SUBMITTED	12/18/2014		
BLOCK	4	LMA	CCA	PLAN APPROVAL	3/26/2015		
PARCEL	203	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	2	ZONING1	DR 3.5	ACRES	1.2
SFD	2	DVLP SFD	2	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1.2
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



Forge Reserve

DEVELOPMENT TRACK:							
Amendment	PAI #	110955					
DEVELOPMENT TYPE: SFD							
MINOR SUB #:							
LIMITED #							
LOCATION: 4323 Forge Road							
MAP	63	COUNCIL DISTRICT	5	PLAN SUBMITTED	10/30/2004		
BLOCK	22	LMA		PLAN APPROVAL	3/30/2015		
PARCEL	147, 450, 499, 500, 604	Growth Tier	1				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	6	UNITS/LOTS	0	ZONING1	DR3.5H	ACRES	1.92
SFD	6	DVLP SFD	0	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	1.92
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				



10806-10808 Greenspring Ave

DEVELOPMENT TRACK:	Minor	PAI #	30502				
DEVELOPMENT TYPE:	SFD	MINOR SUB #:	14007M				
		LIMITED #					
LOCATION:	10806-10808 Greenspring Ave						
MAP	59	COUNCIL DISTRICT	2	PLAN SUBMITTED	4/2/2014		
BLOCK	24	LMA	APPA	PLAN APPROVAL	3/30/2015		
PARCEL	171	Growth Tier	4				
#PROPOSED:		#DEVELOPED:					
UNITS/LOTS	2	UNITS/LOTS	1	ZONING1	RC 2	ACRES	10.0698
SFD	2	DVLP SFD	1	ZONING2		ACRES	
SFSD	0	DVLP SFSD	0	ZONING3		ACRES	
SFA	0	DVLP SFA	0			TOTAL	10.0698
MULTIFAM	0	DVLP MFAM	0				
SPECIAL	0	DVLP SPECIAL	0				
OTHER	0	DVLP OTHER	0				

